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12 Bryn Healey  
Coity, Bridgend, CF35 6GU

## 12 Bryn Healey

Asking price **£229,950**

An impressively presented three bedroom semi detached home with dual parking bays and ensuite shower room located on the popular Taylor Wimpey development in Coity, which offers great proximity to both Junction 36 of the M4 in Bridgend Town Centre.

Three bedroom semi detached Taylor Wimpey build

Ensuite to the master bedroom

Side-by-side off-road parking bays

Convenient location, commuter access via Junction 36 of the M4 in Bridgend Town Centre

Enclosed rear garden

Ideal for both families, first time buyers and investors

Viewings highly recommended





Situated on the popular Taylor Wimpey developments in Coity is this well presented three bedroom semi detached home.

The property is entered via a composite and double glazed door into an entrance hallway with staircase rising to first floor landing, vinyl flooring and door leading through to lounge. The lounge has a PVCu double glazed window to front and doorway leading through to the kitchen/diner. The kitchen has been fitted with a matching range of base eyelevel units with roll top workspace over. There is a 1 1/2 bowl sink unit with swan neck mixer tap, built-in oven with four ring gas hob and complimentary extractor

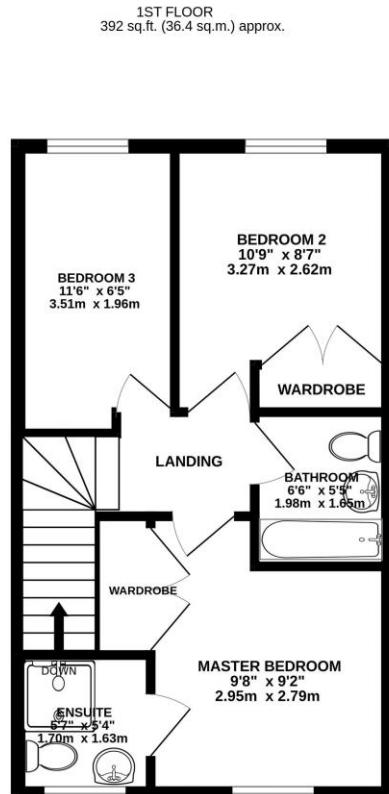
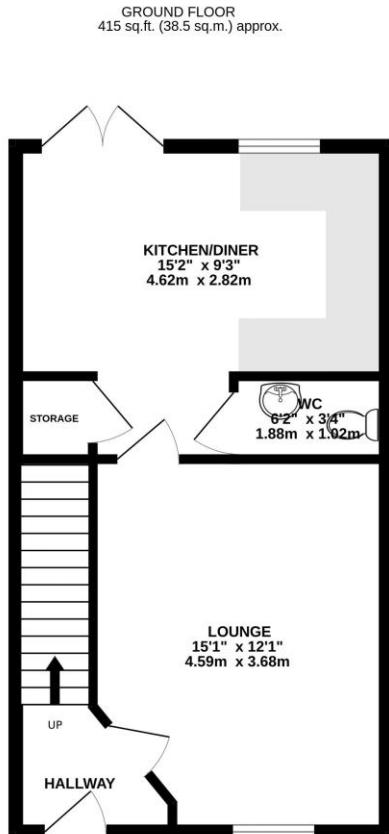
hood over, splashback tiling, integrated dishwasher, integrated washing machine, integrated tumble dryer, space for fridge/freezer, vinyl flooring, French doors and window overlooking the rear garden and doorways to storage cupboard and downstairs cloakroom. The cloakroom has been fitted with a two-piece suite comprising of close coupled WC and pedestal wash hand basin. There is splashback tiling, a continuation of the vinyl flooring from the kitchen and ceiling extractor fan.

Upstairs to the first floor, the landing has loft inspection point and doorways to all bedrooms and a family bathroom. The bathroom has been fitted with

a three-piece suite comprising of bath with shower screen and shower over, pedestal wash hand basin and close coupled WC. There is splashback tiling, vinyl flooring and ceiling extractor fan. Bedrooms two and three have PVCu double glazed windows to rear. The master bedroom has PVCu double glazed window to front, built-in double wardrobes and a door to an ensuite shower room. The ensuite has been fitted with a three piece suite comprising of close coupled WC, pedestal wash hand, basin and shower cubicle. There is vinyl flooring, PVCu obscure double glazed window to front, shaver point and ceiling extractor fan.

Outside the front of the property is an open plan garden laid mostly to gravel with an additional two side-by-side parking bays. To the rear of the property is a garden enclosed by timber overlap fencing, laid to lawn with pathway and patio seating area.

Viewings on the property are highly recommend to appreciate the location and condition on offer.



**TOTAL FLOOR AREA: 806 sq.ft. (74.9 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their working order can therefore be given.  
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## Directions

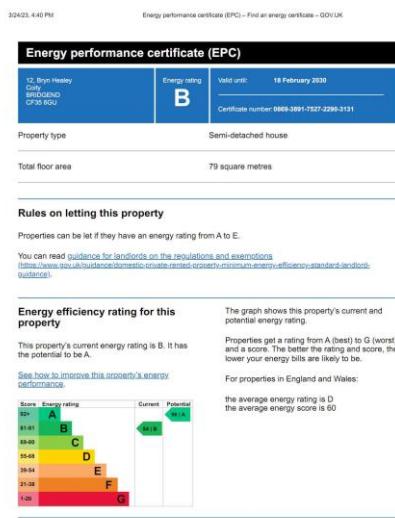
From Junction 36 of the M4 head south towards Bridgend town. At the first roundabout take the first exit continuing towards town. At the second roundabout take the first exit onto the bypass road and at the next roundabout take the second exit onto West Plas Road. Continue through two sets of traffic lights and at the next roundabout take the first exit. Take the first turning right into Trem Y Castell and follow the road to the forked junction where you immediately need to turn right onto Bryn Healey where the property can be found on the left hand side.

## Tenure

Freehold

## Services

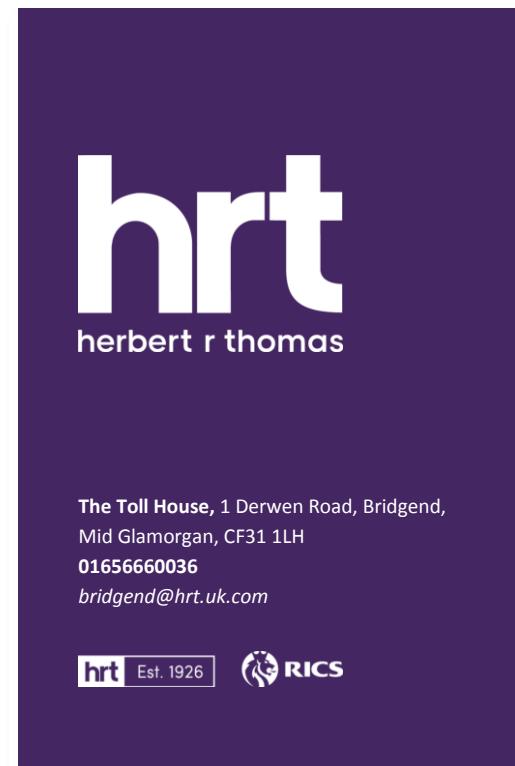
All mains  
Council Tax Band D  
EPC Rating B



<https://find-energy-certificates.service.gov.uk/energy-certificate/0869-3891-7527-299-3131/print>

Viewing strictly by appointment through Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)



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